

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Special Permit #1982, Preliminary Plat #02015
Sunshine Hills Community Unit Plan

Date: September 10, 2002

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: A Community Unit Plan and Preliminary Plat to create 4 lots and 4 outlots.

WAIVER REQUEST: Waiver of subdivision requirements of street trees, street lighting, landscape screens, sidewalks, and block length.

LAND AREA: 80.18 acres, more or less.

CONCLUSION: This plat generally conforms with the Comprehensive Plan and adopted Regulations.

<u>RECOMMENDATION:</u>

Special Permit # 1982 Conditional Approval Preliminary Plat # 02015 Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The North ½ of the NW 1/4 of Section 20, T11N, R7E, in the 6th P.M., Lancaster County, Nebraska, metes and bounds description attached (Exhibit A).

LOCATION: N. 40th Street and Bluff Road.

APPLICANT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

OWNER: Carol Arlene Anderson
3707 Raymond Road
Davey, NE 68336
(402) 785-3235

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

EXISTING ZONING: AG Agricultural in Lincoln Jurisdiction.

EXISTING LAND USE: Agriculture.

SURROUNDING LAND USE AND ZONING:

North: Agriculture and one dwelling unit, zoned AG

South: Agriculture, zoned AG

East: Agriculture and two dwellings, zoned AG

West: Agriculture and one dwelling unit, zoned AG

ASSOCIATED APPLICATIONS: Special Permit # 1982 and Preliminary Plat #02015 are related.

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan identifies this site as Agriculture on the Land Use Plan. (page F 23)

“Tier II Priority Areas

The Plan's premise is that within the next ten years, if the anticipated growth expectations occur, additional areas from Tier II will be added to Tier I. Such change would include amending the Future Service Limit accordingly to reflect the new 25 year planning time frame. For example, in the year 2009, an update of the plan could be completed, with a future service limit for the year 2035, and the Tier I and II areas changed accordingly.

The Tier II Priority Areas map displays the area that should be first considered for addition to Tier I. Development will not take place in these areas while they are designated as Tier II. Designating the priority areas to move eventually to Tier I will aid in infrastructure planning and the orderly development of the community.” (page F 32)

This site is located in a priority area in the Tier II urban growth area - - beyond 25 years. (page F 33)

“Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot area) and AGR - Agricultural Residential District (minimum of 3 acres per lot area) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies.” (page F 70)

“Acknowledge the “Right to Farm” and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages.” (page F 70)

“Specific areas will be designated so that approximately 6% of the total population in the County can be accommodated on acreages. Grouping acreages together in a specific area enables services to be provided more efficiently, such as reducing the amount of paved roads, fewer and shorter school bus routes and more cost effective rural water district service. Grouping also reduces the amount of potential conflict points between farm operations and acreages.” (page F 70)

UTILITIES: There is no public sewer or water available. Individual wells and waste disposal are proposed.

TOPOGRAPHY: This property is at the top of a hill on rolling land, draining to the northwest and southwest.

TRAFFIC ANALYSIS: Highway 77/ N 56th street, one half mile east, is a paved four lane highway. Bluff Road is a gravel county road. North 40th Street is a gravel county road. The proposed *Lancaster County Road and Bridge Construction Program, FY 2003 and 2004-2008* show no improvements along Bluff Road and North 40 Street in this vicinity.

PUBLIC SERVICE: This is in the Raymond Rural Fire District, Waverly School District and Norris Public Power District.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land.

ENVIRONMENTAL CONCERNS: None known. The soil rating is 4.7 on a scale of 1-10 where 1-4 is prime soil. This is not prime soil. There is no FEMA floodplain shown. The Lincoln Landfill is one mile east. Sludge from the Theresa Street treatment plant is applied in this general area. This property is within a tributary of Little Salt Creek and drains to the area of Salt Creek Tiger Beetle habitat. This proposal is in conformance with the Mayor's policy of December 28, 2001 that prohibits new development within a 500-foot buffer around saline wetland areas in the Little Salt Creek drainage basin for the Salt Creek Tiger Beetle's habitat.

AESTHETIC CONSIDERATIONS: n/a**ALTERNATIVE USES:** Continued farming or up to 4 dwellings on 20 acre parcels.**ANALYSIS:**

1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 4 acreage residential lots and 4 outlots. A gravel private street is proposed. The applicant is not requesting a 20% bonus for farmland protection.
2. This proposal is in conformance with the Mayor's acreage development policy of June 11, 2002, "to allow three acre agriculture zoned "cluster" development to occur in Tier II and III areas where 80% or more of the land is set aside and no community systems are used."
3. Individual water and sewage disposal are proposed. The lots are large enough for lagoons if percolation will not support a septic system.
4. This request is in general conformance with the Comprehensive Plan.
5. The applicant is requesting waivers to street lighting, street trees, landscape screens, and sidewalks. These waivers are consistent with the rural nature of the subdivision and the provisions of the City/County regulations. The area is not identified to be annexed by the city at this time. The existing farm land and proposed acreages provide storm water detention equivalent to the Lincoln standards.
6. The applicant is requesting a waiver of the block length along the west, north and south side of Harold Road/Court of the plat. The waivers are reasonable considering the nature and use of the land for farming, acreages and topography.
7. The density calculations (city) for the project are as follows;

80.81 acres X 0.055 dwelling per acre	=	4.4 dwellings
no bonus requested	=	4 dwellings permitted
		Requested 4 units
8. There does not appear to be any conflicting farm uses, such as feedlots, in the immediate area.
9. The Groundwater Report indicates quantity yield of 100 to 600 gallons per minute in the area. Water quality is hard, and high in dissolved solids, sulfates, and manganese.

10. The Health Department's letter of August 5, 2002 notes the following pertinent comments;

10.1. All of the proposed 4 lots are in Sharpsburg silty clay loam soil. Sharpsburg soil may not yield an acceptable percolation rate for a standard septic system. If this soil has a failing percolation rate, an alternative non-standard wastewater treatment system may be required. Slope on these lots may limit sewage lagoon construction. The proposed lots meet the minimum 3 acre size requirement.

10.2. This plat is within the 3-mile zone of the City of Lincoln and this jurisdiction will require a water well permit from Lincoln/Lancaster County Health Department before drilling wells on these lots.

10.3. A groundwater report for Sunshine Hills subdivision, June 4 2002, has been completed. The groundwater has high salt and total dissolved solids. Nitrate in the test well is below 1.0 ppm. The report also notes that heavy pumping from nearby irrigation wells may affect wells on these lots.

11. The County Engineer's letter of August 21, 2002 notes the following comments;

11.1. General Note 12 refers to Anderson Lane which has been changed to Harold Road.

11.2. When Bluff Road is improved, the intersection with Harold Road will be lowered by 5' to 10'. Some accommodations shall be made now for this future grading.

12. The Norris Public Power District's letter of September 3, 2002 notes the following comment;

12.1. Requested easements are not shown on plat.

CONDITIONS FOR SPECIAL PERMIT #1982:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council agenda: (NOTE: These documents and plans are required by ordinance or design standards).

- 1.1 Revise General Note 12 to reference Harold Road, not Anderson Lane.
 - 1.2 When Bluff Road is improved, the intersection with Harold Road will be lowered by 5' to 10'. Provide accommodations for this future grading to the satisfaction of the County Engineer.
 - 1.3 Show requested easements. A copy is available for review at the Planning Department.
2. This approval permits 4 acreage residential lots and 4 outlots.

General:

3. Before receiving building permits:
- 3.1 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the City Council to the Planning Department.
 - 3.2 The construction plans are to comply with the approved plans.
 - 3.3 The final plat(s) is/are approved by the City Council.
 - 3.4 The required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.5. The City Council approves associated requests:
 - 3.5.1 Sunshine Hills Preliminary Plat #02015.
 - 3.5.2 A waiver to sidewalks, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 3.5.3 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' on the west, north and south side of Harold Road/Court.
 - 3.6 The County Engineer has approved:
 - 3.6.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
 - 4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.
 - 4.3 All privately-owned improvements are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.6 The City Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #02015:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise General Note 12 to reference Harold Road, not Anderson Lane.
 - 1.2 When Bluff Road is improved, the intersection with Harold Road will be lowered by 5' to 10'. Provide accommodations for this future grading to the satisfaction of the County Engineer.
 - 1.3 Show requested easements. A copy is available for review at the Planning Department.

2. The City Council approves associated requests:
 - 2.1 Special Permit # 1982 for the Community Unit Plan.
 - 2.2 A waiver to sidewalks, street paving, street lights, landscape screens, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the west, north and south side of Harold Road/Court of this subdivision.

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.3 To complete the private improvements shown on the preliminary plat.
 - 3.2.4 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.5 To relinquish the right of direct vehicular access to Bluff Road except for Harold Road, one farm access to Bluff Road and one farm access to North 40th Street.

3.2.7 To comply with the provisions of the Land Subdivision Ordinance/Resolution regarding land preparation.

3.2.8 To provide the potential purchasers of Lot(s) a copy of the Groundwater Report.

Prepared by:

Duncan L. Ross, AICP
Planner

Exhibit A

Beginning at the Northwest corner of the Northwest Quarter of said Section 20; THENCE in an Easterly direction, along the North line of the Northwest Quarter of said Section 20, on an assumed bearing of South 89 degrees 19 minutes 00 seconds East for a distance of 2646.81 feet to the Northeast corner of the Northwest Quarter of said Section 20

THENCE South 00 degrees 09 minutes 29 seconds West, along the East line of the Northwest Quarter of said Section 20, for a distance of 1317.66 feet to the Southeast corner of the North One-Half of the Northwest Quarter of said Section 20

THENCE North 89 degrees 21 minutes 12 seconds West, along the South line of the North One-Half of the Northwest Quarter of said Section 20, for a distance of 2651.28 feet to the Southwest corner of the North One-Half of the Northwest Quarter of said Section 20

THENCE North 00 degrees 21 minutes 10 seconds East, along the West line of the North One-Half of the Northwest Quarter of said Section 20, for a distance of 1319.32 feet to the Point of Beginning.

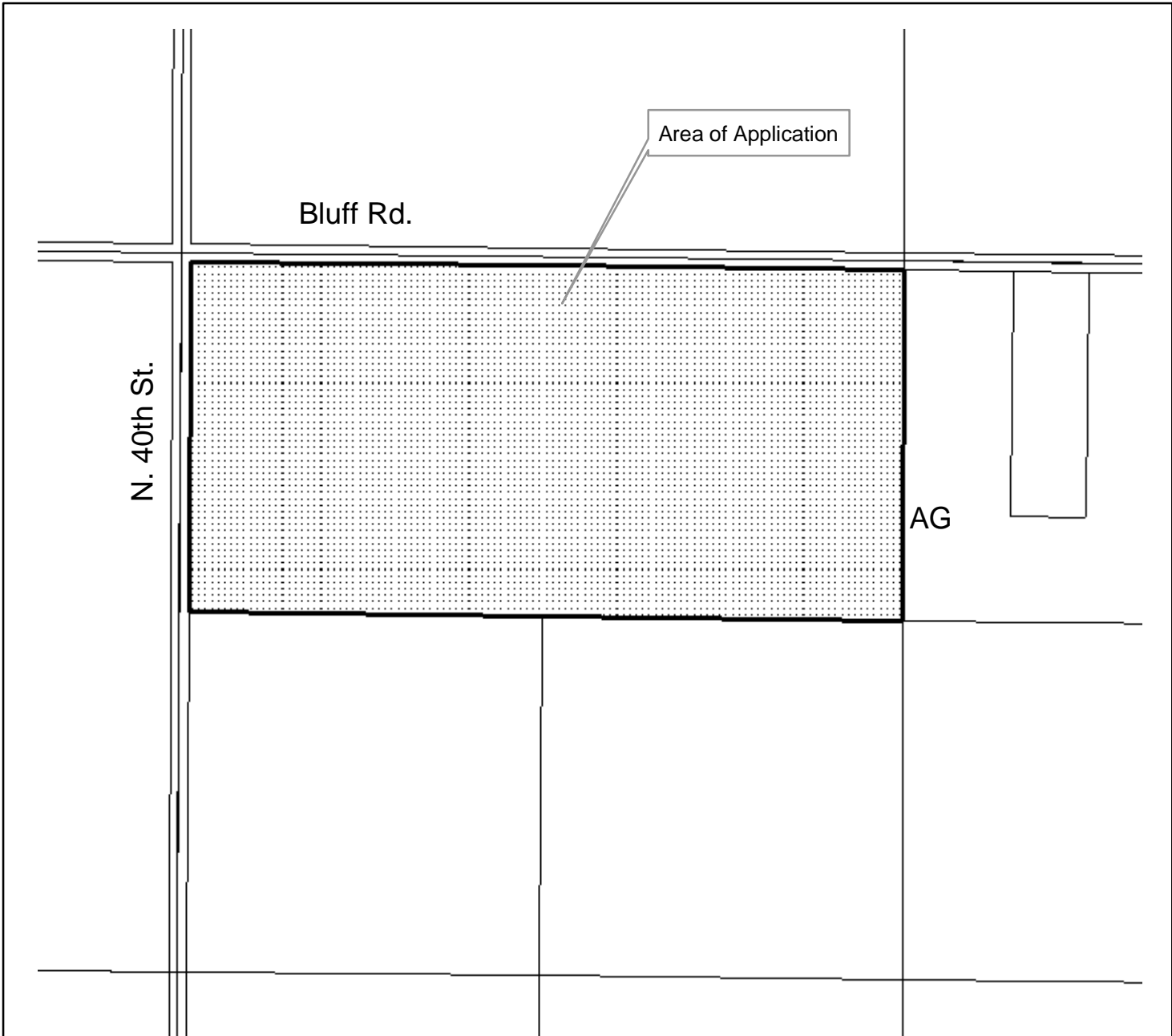
Together with and subject to covenants, easements, and restrictions of record.

Said property contains 80.18 acres more or less.



**Preliminary Plat #02015
Special Permit #1982
N. 40th & Bluff Rd.
Sunshine Hills**

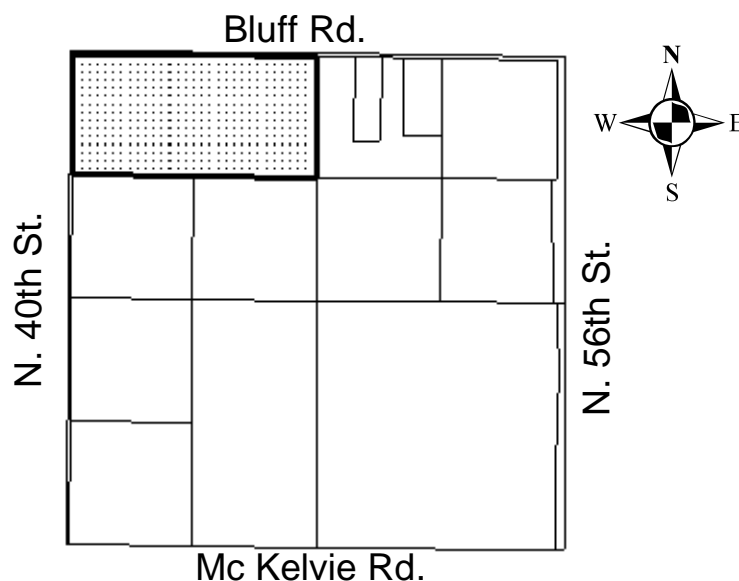
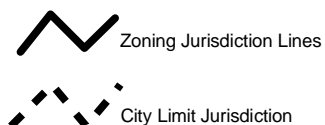




Preliminary Plat #02015
Special Permit #1982
N. 40th & Bluff Rd.
Sunshine Hills
Zoning:

One Square Mile
 Sec. 20T11N R7|

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District





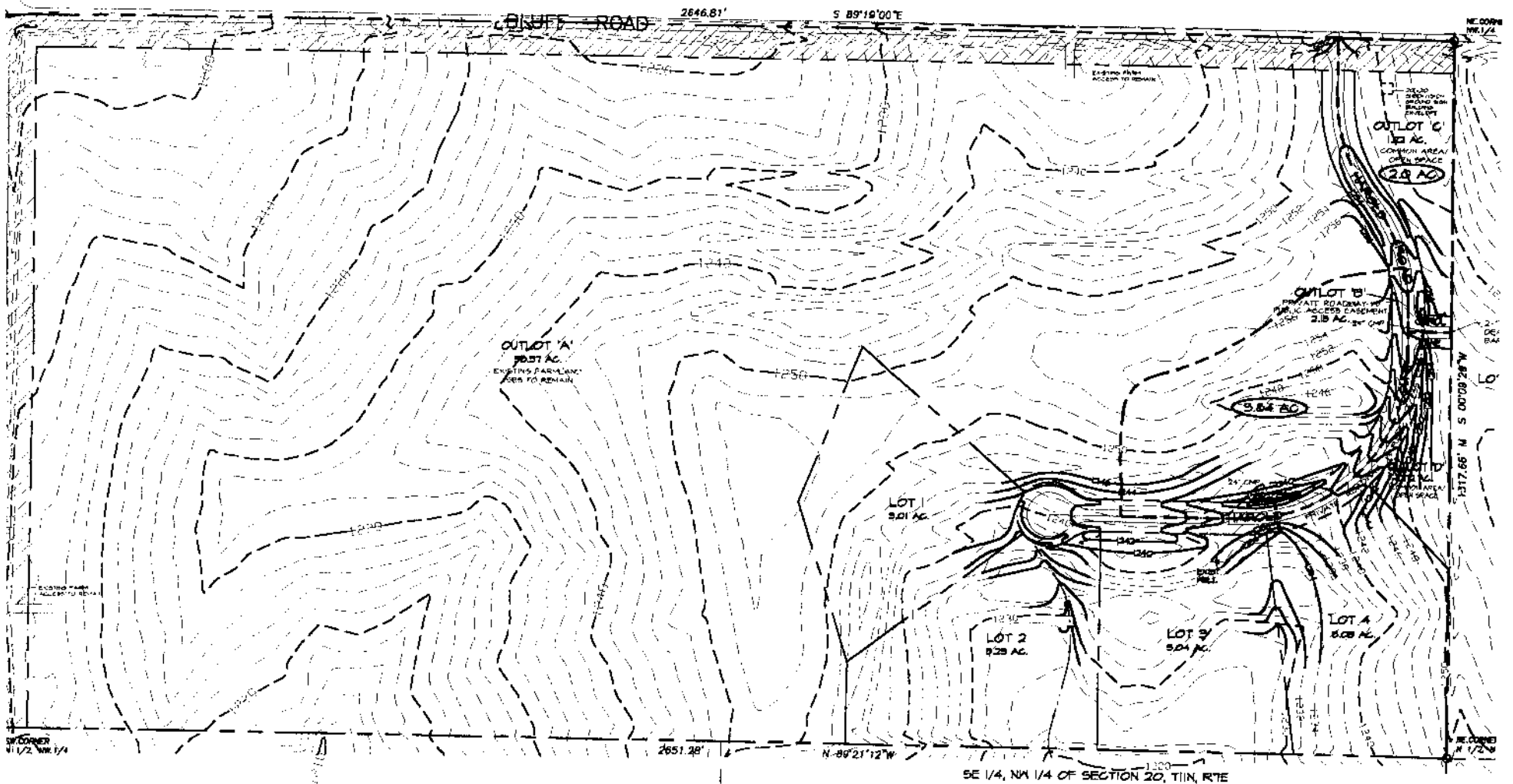
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AUG 16 2002

LINCOLN CITY/LANCASTER CO. PLANNING DEPARTMENT

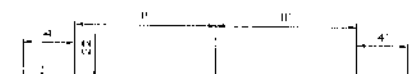
1/4 CORNER NW 1/4

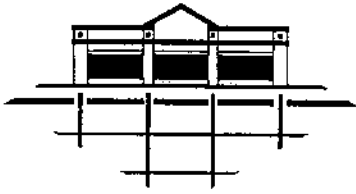


STORM WATER DETENTION CALCULATIONS

SOIL TYPE FROM LANCASTER COUNTY SOIL SURVEY -
SHARPSBURG SILTY CLAY LOAM

1/4 Corner





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

July 1, 2002

Mr. Kent Morgan
Interim Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: SUNSHINE HILLS - PRELIMINARY PLAT & COMMUNITY UNIT PLAN
NORTH 40TH STREET & BLUFF ROAD

Dear Kent,

On behalf of Carol A. Anderson, we are submitting the above mentioned applications for your review. Sunshine Hills is a proposed 'AG'-C.U.P. on approximately 80 acres and is currently zoned 'AG'. We are showing 4 single family acreage lots, containing a minimum of 3 acres. They will each have individual water wells and individual waste water systems. The private roadway will be gravel surfaced.

We have 'clustered' the 4 lots in the southeast corner of the property so that the balance of the farm can continue to be farmed. We have shown a future roadway going east off of Anderson Drive to allow for any potential future subdivision to the East. The width of the proposed Outlot B will allow for the standard 60' right of way dedication when this area is ever further subdivided or annexed.

We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, street trees, street lighting, landscape screening and block length, as each lot is larger than 1 acre and this project will not be annexed into the City of Lincoln in the near future. We are also requesting a waiver for storm water detention as past experience with hydraulic evaluations on pre-development and post-development conditions show no measureable differences. Please note that we are not asking for the 20% density bonus, as we do not want to 'lock' Outlot A into a 99 year conservation easement that would prevent future development of the area which would be contrary to the Comprehensive Plan.

We recognize this property is shown in Tier II in the Comprehensive Plan. We have deliberately placed the lots in the southeast corner of the property to allow for future development and subdivision of Outlot 'A'.

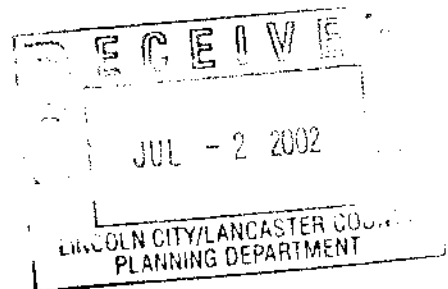
Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Carol A. Anderson

Enclosures: 16 Copies of Sheet 1 of 2
6 Copies of Sheets 2 of 2
City Application for a Preliminary Plat & C.U.P./Special Permit
Application Fee of \$855.00
Certificate of Ownership
Ground Water Report
3 Copies of the Preliminary Soils Analysis
8-1/2" x 11" Reduction



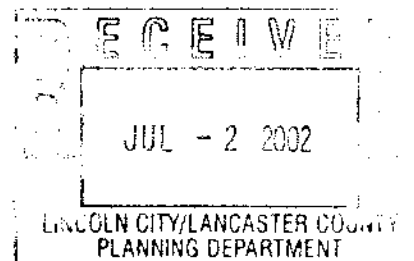
**GROUNDWATER REPORT
SUNSHINE HILLS SUBDIVISION**

**N 1/2 NW 1/4 sec. 20, T.11N., R.7E.
Lancaster County**

**Prepared for: Brian D. Carstens and Associates
Petitioner
and
Carol Arlene Anderson
Developer and Owner of Record**

**Prepared by: Vincent H. Dreeszen
Groundwater Consultant
and Registered Professional Geologist
4811 Sinclair Court
Lincoln, NE 68516**

June 24, 2002



REPORT OF GROUNDWATER INVESTIGATION

SUNSHINE HILLS SUBDIVISION

N1/2 NW 1/4 SEC. 20, T. 11 N., R. 7 E.
LANCASTER COUNTY, NE

The proposed subdivision and Community Unit Plan consists of 4 home lots of approximately 3 acres each and 3 outlots. The four single family lots are located in the southeast corner of the 80 acre subdivision and along with access road and two small outlots occupies about 20 acres. The remainder of the development, about 60 acres (Outlot 'A') is retained for existing farmland use.

The subdivision is bounded on the north by Bluff road and on the west by North 40th Street. Highway 77 is one-half mile to the east and Interstate 80 is about one mile south.

The development is in the glaciated uplands north of Salt Creek Valley and east of Little Salt Creek. The Dakota Sandstone is the main aquifer in the area with the depth to the top of sandstone ranging from about 1100 feet above mean sea level (msl) in the north portion to about 1060 feet to the south. The development is on the north side of a major west to east paleovalley incised into the Dakota. The base of the Dakota overlies Permian limestone and shale at a depth of 980 to 1000 feet above msl.

The Dakota Sandstone is known to be brackish to highly saline in the lower part of the aquifer to the west and north of the proposed development.

One test well has been completed on the property (Lot 3), near the center of the development. A log of the well and a copy of the water quality analysis is attached. The well was completed in the Dakota Sandstone 175 to 190 feet (screened from 176 to 176 feet). The top of the Dakota is about 1175 feet above msl. The top of the Dakota is about 1175 feet above msl. The static water level was 94 feet and the saturated thickness is about 92 feet. The well was test pumped at 100 gpm.

The water is quite hard, 461.7 ppm and the total dissolved solids are relatively high, 1075 ppm. Sulfates are relatively high 233 ppm. Salt as sodium chloride are relatively low for this area. Chlorides were 182 ppm and sodium was 175.8 ppm. Manganese was relatively high 0.46 ppm but Nitrate N was low, 0.05 ppm.

Records of a number of other wells in the area are available. A number of test wells for irrigation have been drilled within one-fourth to three-fourths mile north and west in sections 17, 18 and 19. At least four irrigation wells have been constructed, two in section 17, one in section 18 and one in section 19. The wells are reported to yield 400 to 600 gpm. Electric logs of some of the wells indicated the water quality is somewhat salty in the lower part of the Dakota. For example an irrigation well one-fourth mile west, near the center of the NE 1/4 Section 19 was

completed at a depth of 175 feet because the electric log indicated salty water from 180 to 192 feet. The more highly mineralized saline water appears to occur at a depth 990 to 1000 feet to the north and west of the proposed development. The total depth of the completed well in Lot 3 is well (about 1055 feet above msl) above the anticipated highly saline level.

The water supply appears to be plentiful for the four-family lots. Well characteristic and water quality are expected to be similar to the existing well in Lot 3 for the other three lots. The water is potable but because of relatively high total dissolved solids and hardness most users will probably wish to condition the water for household use.

Since the water in the Dakota is confined, pumps should be set sufficiently deep to account for a seasonal head loss of 10 to 20 feet which can be expected to occur if the irrigation wells in the area are heavily pumped.

Moser Well Drilling and Service Inc.

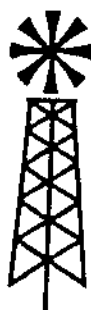
Marvin Moser
Hickman, NE

Bill Moser
Roca, NE

Pumps & Well Supplies - Trenching - Drilling

Allen Moser
Hickman, NE

Chris Thornton
Hickman, NE



MOSER

Hickman, Nebraska 68372

Phone: (402) 792-2515

Lincoln: 477-7291

Fax# 792-2922

www.moserwell.com



Date: 5/22/02 Well #: 38-02 Driller: Bill NRD Lower Platte South

Owner/Builder: Carol Anderson, 3707 Raymond Road, Davey, NE 68336 Phone # h-785-3235

Location: 47th and Bluff Rd. S. side, Lincoln, NE Lot 3

0- 15 Brown clays
15- 20 Sandy brown clay
20- 30 Sand
30- 50 Silty tan clay
50- 60 Black and light blue/green clay
60-140 Silty gray clay
140-145 Black clay
145-175 Light gray, brown clay
175-190 Fine to medium coarse brown sandstone

Depth: 186' Elevation: _____

Casing Information

Type: pvc Thickness: 200 #

Length: 176' Diameter: 4"

Bore Size: 8.5" SWL: 94'

PWL: _____ GPM: 100 w/air

Filler Pack: 20-170'

Grout: 6-20'

Screen

Length: 10' Diameter: 4"

Type: pvc wop Slot: .020

Area of: _____

Screen(s): 176-186'

Pack: 170-187'

Type of Pack: "B"

Chemical Analysis

Total Chlorides: 182 ppm

Hardness: 461.7 ppm

Nitrates: .05 ppm

Bacteria: _____

Iron: .06 ppm

Lancaster/North Bluff

T.N. 11 R.E. 7 SEC. 20

Latitude Degree 40 Minute 54 Second 45

Longitude Degree 96 Minute 39 Second 18

STATE STATE & COUNTY SENT 6/12/02

COPY

Sample Of Water

Submitted By

Moser Well Co
PO Box 308
Hickman, NE 68372

Submitted For

Brian Carstens

Date Received	Date Reported	Samples Will Be Stored Until	Laboratory No.
24-May-02	31-May-02	14-Jun-02	2701361

REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
1	Water pH	7.8
	Hardness	461.7 ppm
	Bicarbonate	433.7 ppm
	Carbonate	0.0 ppm
	Electrical Conductivity	1.68 mmhos/cm
	Total Dissolved Salts (Solids)	1075 ppm
	Sodium	175.8 ppm
	Calcium	121.7 ppm
	Magnesium	38.1 ppm
	Potassium	11.35 ppm
	Sulfate	233.0 ppm
	Nitrate-N	0.05 ppm
	Chloride	182 ppm
	Boron	0.53 ppm
	Phosphate	0.04 ppm
	Manganese	0.46 ppm
	Iron	0.06 ppm

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Duncan Ross

DATE: August 5, 2002

DEPARTMENT: Planning

FROM: Chris Schroeder
Ron Marquart

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Sunshine Hills
PP #02015
SP #1982

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Sunshine Hills with the following noted:

Air Pollution

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Provisions should be made for retaining as much tree mass as possible. Alternately, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3-mile zone are unlikely to be approved.

Onsite Wastewater Treatment

- All of the proposed 4 lots are in Sharpsburg silty clay loam soil. Sharpsburg soil may not yield an acceptable percolation rate for a standard septic system. If this soil has a failing percolation rate, an alternative non-standard wastewater treatment system may be required. Slope on these lots may limit sewage lagoon construction. The proposed lots meet the minimum 3 acre size requirement.

Groundwater Quantity and Quality

- This plat is within the 3-mile zone of the City of Lincoln and this jurisdiction will require a water well permit from LLCHD before drilling wells on these lots.
- A groundwater report for Sunshine Hills subdivision, June 24, 2002, has been completed. The groundwater has high salt and total dissolved solids. Nitrate in the test well is below 1.0 ppm. The report also notes that heavy pumping from nearby irrigation wells may affect wells on these lots.

Lancaster

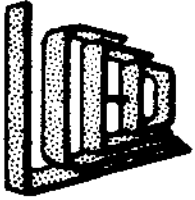
DON R. THOMAS - COUNTY ENGINEER

County

Engineering

Department

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: August 21, 2002

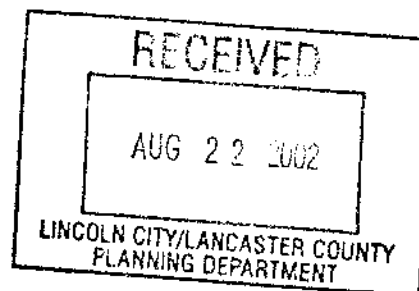
TO: Duncan Ross
Planning Department

FROM: Larry V. Worrell
County Surveyor

SUBJECT: Sunshine Hills Preliminary Plat/CUP

This office has reviewed subject development and would offer the following comments:

1. General Note 12 refers to Anderson Lane which has been changed to Harold Road.
2. When Bluff Road is improved, the intersection with Harold Road will be lowered by 5' to 10'. Some accommodations shall be made now for this future grading.

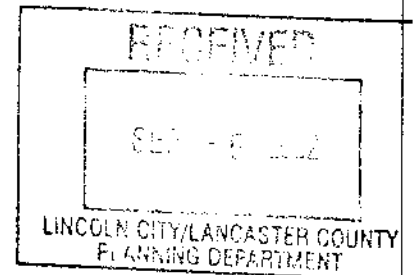


LVW/DP/bml
SUBDIV. WK/SUNSHINE HILL PP.MEM



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090



September 3, 2002

Duncan Kohn, Project Planner
555 S. 16th
Lincoln, NE 68508

RE: Sunshine Hills

Dear Duncan

I have viewed the subject plat, and see no easements shown. I have sent you an earlier correspondence requesting they be shown, and your cover letter states that they have been shown. Unless I hear otherwise, I will assume they are in place as requested. Please call me at 423-3855 if there is a problem with this matter.

Thanks for your cooperation.

Sincerely,

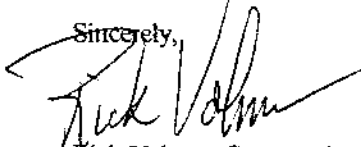

Rick Volmer, Construction Superintendent, Area 2

Exhibit A

Beginning at the Northwest corner of the Northwest Quarter of said Section 20; THENCE in an Easterly direction, along the North line of the Northwest Quarter of said Section 20, on an assumed bearing of South 89 degrees 19 minutes 00 seconds East for a distance of 2646.81 feet to the Northeast corner of the Northwest Quarter of said Section 20

THENCE South 00 degrees 09 minutes 29 seconds West, along the East line of the Northwest Quarter of said Section 20, for a distance of 1317.66 feet to the Southeast corner of the North One-Half of the Northwest Quarter of said Section 20

THENCE North 89 degrees 21 minutes 12 seconds West, along the South line of the North One-Half of the Northwest Quarter of said Section 20, for a distance of 2651.28 feet to the Southwest corner of the North One-Half of the Northwest Quarter of said Section 20

THENCE North 00 degrees 21 minutes 10 seconds East, along the West line of the North One-Half of the Northwest Quarter of said Section 20, for a distance of 1319.32 feet to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 80.18 acres more or less.